

**LODI CITY COUNCIL  
SHIRTSLEEVE SESSION  
CARNEGIE FORUM, 305 WEST PINE STREET  
TUESDAY, DECEMBER 8, 2009**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, December 8, 2009, commencing at 7:02 a.m.

Present: Council Member Hitchcock, Council Member Johnson, Mayor Pro Tempore Katzakian, Council Member Mounce, and Mayor Hansen

Absent: None

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Water Meter Program - Privately-Contracted Meter Installation Program Presentation (PW)

City Manager King provided a brief introduction to the subject matter of the water meter installation guide.

Public Works Director Wally Sandelin provided a PowerPoint presentation regarding the privately-contracted water meter installation guide. Specific topics of discussion included Assembly Bill 2572, private property owner installation period, pre-1979 properties, complete installation, 1979-1992 properties, post-1992 properties, eligibility chart for single family residences, installation process, confirming eligibility, hiring a qualified and licensed contractor, obtaining City permits, obtaining and installing water meter and transponder, inspection requirements, and initiation of meter based utility bill.

In response to Council Member Mounce, Mr. Sandelin stated there are 22 miles of smaller than six-inch mains in backyards, the front location is more conventional and better to work with, and the mains that are larger than six inches are being left in the rear yards. Council Member Mounce requested the statistical information regarding which properties will have the meters located from the back yards to the front yards.

In response to Council Member Mounce, Mr. Sandelin stated the consultant will be on site, fielding questions, and handling the permit issuance directly from City Hall.

In response to Council Member Mounce, Mr. Sandelin stated the fees include a \$37.50 inspection fee, \$75 building fee, \$100 valve shut off and isolation fee, \$300 meter cost, and the cost of the contractor for the self-installation option.

In response to Council Member Johnson, Mr. Sandelin stated a contractor would not necessarily have the equipment to turn the valves off and on because many of the valves have never been turned and there is a concern about breaking the valves. Mr. Sandelin stated there is a need to go through a valve opening and closing exercise routinely.

In response to Council Member Mounce, Mr. Sandelin stated the bid cost was \$1,025 in an older neighborhood for installation and meter costs.

In response to Mayor Katzakian, Mr. Sandelin stated the \$1,200 estimate did not include permit fees.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin stated there are no permit fees for the City contract for installation, although there will be reimbursement costs at a later date.

In response to Council Member Hansen, Mr. Sandelin stated the consultant cost will be incorporated into the final reimbursement costs and that information will be brought back to Council in approximately nine months or after the first contract is bid and hard numbers are available. Mr. King stated there is also a Community Development cost for inspections and related services that will need to be transferred to Community Development as a special revenue fund to cover the true costs of the services incurred.

General discussion ensued between Council Member Johnson, Mr. Sandelin, and Mr. King regarding the ability to ascertain as a citizen what the actual costs will be for the self-install option versus City install option and the ability of local contractors to solicit multiple properties in neighborhoods to provide the service without the need to pay prevailing wages.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin confirmed there will be a general estimate of what both options cost with installation and fees and the Council will decide the reimbursement costs of the City install option at a later date.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin confirmed there will be a general estimate of what both options cost, including fees, and although there may not be an encroachment or building fee for the City option currently, all reimbursement costs will be coming back to Council for approval.

General discussion ensued between Council Member Mounce, Mr. Sandelin, and Mr. King regarding whether or not water meters are actually going to save money, the unfunded State mandate to install meters, and statistics indicating some properties will save while others will not.

In response to Mayor Katzakian, Mr. Sandelin stated the overall rates need to generate as much revenue as is generated currently. Mr. Schwabauer stated the rate model estimates are an educated guess and the rate model is designed to generate the same amount of revenue with the exception of water meter installation.

In response to Council Member Hansen, Mr. Sandelin confirmed that with water meters property owners can adjust habits accordingly and will have some control over their own costs.

In response to Council Member Hansen, Mr. Sandelin stated the water main will not have to be shut off for approximately 3,000 properties, but will have to be shut off for the remaining 10,000 properties.

In response to Council Member Johnson, Mr. Sandelin confirmed that the installation process could take two to three hours.

In response to Mayor Katzakian, Mr. Sandelin confirmed that the valve can remain in place, although there will be more fittings and connections required, which is not preferred.

In response to Council Member Johnson, Mr. Sandelin stated when the first phase gets underway there will be approximately nine crews working throughout the City in various neighborhoods installing meters.

In response to Mayor Pro Tempore Hitchcock, Mr. Sandelin confirmed that the main could be turned off once for multiple properties in a neighborhood doing the installation versus multiple shut offs.

In response to Council Member Mounce, Mr. King confirmed that the costs will be incurred by property owners regardless of whether the City does the work or there is self-install, although the City may be able to do more work at one time.

In response to Council Member Mounce, Mr. Sandelin stated staff will be bringing forth an option for a summer discount during the rate discussion to address maintenance of mow strips.

In response to Council Member Hansen, Mr. Sandelin confirmed that comparative analysis is beneficial for customers and stated the trend was to start the billing during the November month.

General discussion ensued between Council Member Mounce, RMC Water Meter Program Administrator Tom Dugan, and Mr. Sandelin regarding the need to have an accelerated program, other communities addressing the mandate, and charging property owners for the installation of the meters. Council Member Mounce requested information on what other communities are doing to address the mandate.

In response to Mayor Katzakian, Mr. King confirmed currently the property owner is responsible for watering and maintaining the mow strip.

In response to Mayor Katzakian, Mr. Sandelin and Mr. Schwabauer confirmed that the home owner is ultimately liable with the self-install option.

Myrna Wetzel stated as a resident she would prefer knowing all of the costs associated with each option, including fees, upfront prior to making the decision.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 8:08 a.m.

ATTEST:

Randi Johl  
City Clerk